043.A	0005	0057.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	707,900 / 707,900
					USE VALUE:	707,900 / 707,900
					ASSESSED:	707,900 / 707,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #: 57

Owner 1:	CROWLEY MARIE
Owner 2:	
Owner 3:	
Street 1:	107 BURLEY STREET
Street 2:	
Twn/City:	DANVERS
St/Prov:	MA Cntry: Own Occ: N
Postal:	01923 Type:

PREVIOUS OWNER

Owner 1:	WALSH JOHN/MARION -
Owner 2:	-
Street 1:	57 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1597 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	704,800	3,100		707,900
Total Card	0.000	704,800	3,100		707,900
Total Parcel	0.000	704,800	3,100		707,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.27 /Parcel: 443.27

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 318567

GIS Ref

GIS Ref

Insp Date 06/14/18

PREVIOUS ASSESSMENT

Parcel ID 043.A-0005-0057.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	704,800	3100	.		707,900		Year end	12/23/2021
2021	102	FV	684,300	3100	.		687,400		Year End Roll	12/10/2020
2020	102	FV	674,100	3100	.		677,200	677,200	Year End Roll	12/18/2019
2019	102	FV	592,200	3100	.		595,300	595,300	Year End Roll	1/3/2019
2018	102	FV	524,000	3100	.		527,100	527,100	Year End Roll	12/20/2017

!16345!

PRINT

Date	Time
12/30/21	22:20:27

LAST REV

Date	Time
06/14/18	08:40:35
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16345

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH JOHN/MARI	67849-88		8/19/2016	Estate/Div	550,000	No	No		Master Deed 68262:1

USER DEFINED

Prior Id # 1:	30399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Measured	DGM	D Mann
6/14/2017	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8302																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.30748272
Const Adj.:	0.99980003
Adj $ / SQ:	398.702
Other Features:	81561
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	790118
Depreciation:	85333
Depreciated Total:	704785

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	438.57
Special Features:	0	Val/Su Net:	441.33
Final Total:	704800	Val/Su SzAd	441.33

SKETCH

UnSketched SubAreas:
GLA: 1597,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,597	398.700	636,728

Net Sketched Area:	1,597		Total:	636,728	
Size Ad	1597	Gross Area	1597	FinArea	1597

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.A-0005-0057.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1930	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

IMAGE

AssessPro Patriot Properties, Inc